

ORDINANCE 22-15: FREQUENTLY ASKED QUESTIONS

Why did I receive a notice in the mail about Ordinance 22-15?

Clatsop County regulates development in areas of identified geologic hazards such as landslides and coastal erosion. Ordinance 22-15 would update the County's geologic hazard mapping and development regulations, which can be found in the [Land and Water Development and Use Code \(LAWDUC\)](#) Section 5.3000 Geologic Hazards Overlay District (GHO).

You received this notice because you are listed as an owner of property in unincorporated Clatsop County that may be added to, or removed from, the GHO. Under [Oregon Ballot Measure 56](#), the County is required to notify property owners when a proposed zoning change may affect them, and the notice must contain specific language ([ORS 215.503](#)).

How will my property value be affected by the Ordinance 22-15?

The County does NOT expect this ordinance to affect property values. The County is required to send notice of proposed zoning changes to affected property owners, and the notices are required to contain specific language in order to comply with [Ballot Measure 56](#) and [ORS 215.503](#). The required language includes a warning that the proposed zoning change may affect property values and permitted uses, even though that may not be the case.

How will the permitted uses of my property be affected by Ordinance 22-15?

The proposed ordinance does not directly limit the uses permitted in any zoning district. However, development in the Geologic Hazards Overlay District (GHO) is subject to Geologic Hazard Permit review. If your property is added to the GHO, the permitted uses of your property will be the same, but there may be additional permitting requirements and you may be required to obtain a geologic hazard report from a qualified professional prior to development. The proposed ordinance also includes permit exemptions for certain development activities considered lower-risk.

How can I see where geologic hazards have been identified on my property?

Use [this guide](#) to access Clatsop County Webmaps and see if your property is currently in the Geologic Hazards Overlay District (GHO).

Then, repeat the steps using the "Proposed GHO Map Updates 2022" layer to see the proposed changes. Click the drop-down arrow next to the layer name to display the sub-layers. Turn the sub-layers on and off, and click around on the map to identify the hazards and data sources.

Note – you may have received the mailed notice because your property would be removed from the GHO. You can verify this by comparing the existing "Geologic Hazards Overlay" layer and the "Proposed GHO Map Updates 2022" layer.

Still have questions? Email comdev@co.clatsop.or.us or call 503-325-8611 and ask to speak with a planner.